169.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,218,900 / 1,218,900
					USE VALUE:	1,218,900 / 1,218,900
					ASSESSED:	1,218,900 / 1,218,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TARGUM ELLIOT P & BARBARA T
Owner 2:	
Owner 3:	
Street 1:	89 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OLD MIDDLESEX DEVELOPMENT LLC -
Owner 2:	-
Street 1:	11 WOODLAND AVE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	02482

NARRATIVE DESCRIPTION

This parcel contains 7,848 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 4242 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7848.000	756,200	3,900	458,800	1,218,900
Total Card	0.180	756,200	3,900	458,800	1,218,900
Total Parcel	0.180	756,200	3,900	458,800	1,218,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.34 | /Parcel: 287.3

Legal Description

User Acct 111881

GIS Ref

GIS Ref

Insp Date 03/30/15

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	756,200	3900	7,848.	458,800	1,218,900	1,218,900	Year End Roll	12/18/2019
2019	101	FV	578,500	3900	7,848.	458,800	1,041,200	1,041,200	Year End Roll	1/3/2019
2018	101	FV	578,500	3900	7,848.	386,700	969,100	969,100	Year End Roll	12/20/2017
2017	101	FV	578,500	3900	7,848.	353,900	936,300	936,300	Year End Roll	1/3/2017
2016	101	FV	578,500	3900	7,848.	301,500	883,900	883,900	Year End	1/4/2016
2015	101	FV	152,200	3900	7,848.	262,200	418,300	418,300	Year End Roll	12/11/2014
2014	101	FV	152,200	3900	7,848.	242,500	398,600	398,600	Year End Roll	12/16/2013
2013	101	FV	152,200	3900	7,848.	230,700	386,800	386,800		12/13/2012

!13059!

PRINT

Date	Time
12/11/20	03:04:12

LAST REV

Date	Time
12/19/19	15:51:26
danam	
13059	

USER DEFINED

Prior Id # 1:	111881
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLD MIDDLESEX D	64770-33		1/8/2015		1,262,000	No	No		
LOWE ELEANOR P/	63416-525		3/27/2014	Change>Sale	486,000	No	No		
	12339-546		12/1/1972		33,000	No	No		Eleanor Lowe dod 12/17/2012

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2019	811	Wood Dec	30,000	O				
4/30/2015	420	Redo Bas	18,000		4/30/2015			Finish existing ba
6/4/2014	612	New Buil	250,000					
5/15/2014	467	Demoliti	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2016	Sales Review	PT	Paul T
5/14/2015	SQ Returned	MM	Mary M
3/30/2015	Meas/Inspect	PC	PHIL C
6/25/2014	Info Fm Prmt	PC	PHIL C
6/18/2014	Info Fm Prmt	PC	PHIL C
10/17/2008	Meas/Inspect	189	PATRIOT
12/13/1999	Meas/Inspect	243	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7848		Sq. Ft.	Site		0	70.	0.84	7									458,809						458,800	

Total AC/HA: 0.18017 | Total SF/SM: 7848 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 458,809 | Spl Credit | Total: 458,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99157447
Const Adj.:	0.99989998
Adj $ / SQ:	123.934
Other Features:	139487
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	759231
Depreciation:	3037
Depreciated Total:	756194

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

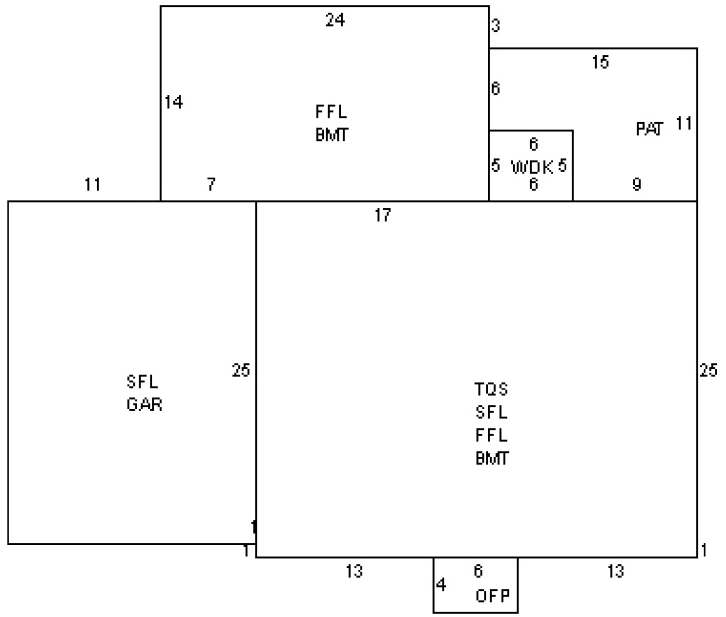
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.96
Special Features:	0	Val/Su Net:	154.93
Final Total:	756200	Val/Su SzAd	246.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,282	123.930	158,884
BMT	Basement	1,168	81.800	95,539
FFL	First Floor	1,168	123.930	144,755
TQS	3/4 Story	624	123.930	77,335
GAR	Garage	450	20.550	9,249
PAT	Patio	135	5.030	679
WDK	Deck	30	16.000	480
OFP	Open Porch	24	44.000	1,056
	Net Sketched Area:	4,881	Total:	487,977
Size Ad	3074	Gross Are	5089	FinArea 4242

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	AV	1949	24.47	T	40	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900